

**IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF MISSISSIPPI**

**IN RE:
PIONEER HEALTH SERVICES, INC.¹
DEBTOR**

**NO. 16-01119-NPO
CHAPTER 11**

REPORT OF SALE OF REAL PROPERTY [STOKES MOB]

COMES NOW Pioneer Health Services, Inc. (the “Debtor” or the “Seller”) and files this, its *Report of Sale of Real Property [Stokes MOB]* (the “Report”), and in support thereof would respectfully show as follows, to-wit:

1. Debtor attaches hereto as Exhibit “A” and incorporates herein by reference the Settlement Statement for the sale of 167 Moore Road, King, NC 27021 (the “Stokes MOB”) to Coastal Medical Properties, LLC.
2. The sale of the Stokes MOB has been completed, the supporting documents have been forwarded to the appropriate offices for recording, and the funds have been disbursed as required by the Court in the Sale Order dated November 16, 2017, and entered in the Court’s records as Docket Number 2551.

¹ On April 6, 2016, the bankruptcy cases of *Pioneer Health Services of Patrick County, Inc.*, No. 16-01120-NPO; *Pioneer Health Services of Newton County, LLC*, No. 16-01121-NPO; *Pioneer Health Services of Stokes County, Inc.*, No. 16-01122-NPO; *Pioneer Health Services of Choctaw County, LLC*, No. 16-01123-NPO; *Pioneer Health Services of Oneida, LLC*, No. 16-01124-NPO; and *Pioneer Health Services of Monroe County, Inc.*, No. 16-01125-NPO were administratively consolidated into the bankruptcy case of *Pioneer Health Services, Inc.*, No. 16-01119-NPO. Debtor *Pioneer Health Services of Early County, LLC*, No. 16-01243-NPO, filed its Chapter 11 bankruptcy case on April 8, 2016, and was administratively consolidated into the “main” case of *Pioneer Health Services, Inc.*, No. 16-01119-NPO, on April 15, 2016. Debtor *Medicomp, Inc.*, No. 16-01126, filed its Chapter 11 bankruptcy case on March 30, 2016, and was administratively consolidated into the “main” case of *Pioneer Health Services, Inc.*, No. 16-01119-NPO, on June 29, 2016. All of these cases are hereinafter referred to collectively as “the Debtor”.

3. Accordingly, all disbursements contemplated in the closing statement have now been made and the net proceeds have been transferred to an interest-bearing, escrow account established pursuant to the guidelines promulgated by the Office of the United States Trustee.

DATED, this the 15 day of December, 2017.

Respectfully submitted,

PIONEER HEALTH SERVICES, INC.

By Its Attorneys,

LAW OFFICES OF CRAIG M. GENO, PLLC

By: 
Craig M. Geno

OF COUNSEL:

Craig M. Geno; MSB No. 4793
Jarret P. Nichols; MSB No. 99426
LAW OFFICES OF CRAIG M. GENO, PLLC
587 Highland Colony Parkway
Ridgeland, MS 39157
601-427-0048 - Telephone
601-427-0050 - Facsimile
cmgeno@cmgenolaw.com
jnichols@cmgenolaw.com

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CERTIFICATE OF SERVICE

I, Craig M. Geno, do hereby certify that I have caused to be served this date, via electronic filing transmission, a true and correct copy of the above and foregoing to all creditors and parties in interest, all creditors of PHS Oneida, and to the following:

Ronald H. McAlpin, Esq.
ronald.mcalpin@usdoj.gov

Darryl S. Laddin, Esq.
dladdin@agg.com

Christopher J. Steiskal, Esq.
christopher.j.steiskal@usdoj.gov

James A. McCullough, II
jmccullough@brunini.com

Sean C. Kulka, Esq.
sean.kulka@agg.com

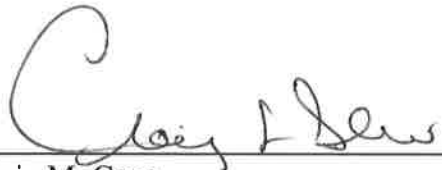
Robert Dozier, Esq.
robert.e.dozier@usdoj.gov

Brian I. Swett, Esq.
bswett@mcguirewoods.com

Vito Pacione, Esq.
vpacione@pfs-law.com

J. Trevor Johnston, Esq.
Tjohnston@mcguirewoods.com

THIS, the 15th of December, 2017.



Craig M. Geno



First American Title Insurance Company
National Commercial Services

30 North LaSalle Street, Suite 2700 • Chicago, IL 60602

Office Phone:(800)333-3993 Office Fax:(312)553-0480

Settlement Statement

tabbies

EXHIBIT

"A"

File No: NCS-865981-CHI2
Escrow Officer: Rogelio Pineda/RP
Estimated Settlement Date: 11/21/2017
Disbursement Date: 11/21/2017

Property:
 167 Moore Road, King, NC

Buyer:
 First American Exchange Company as Qualified Intermediary
 for Coastal Medical Properties, LLC

Seller:
 Pioneer Health Services of Stokes County, Inc.

Buyer Charge	Buyer Credit	Description	Seller Charge	Seller Credit
		Consideration		
1,900,000.00		Total Consideration		1,900,000.00
		Adjustments		
2,616.02		Real Estate Taxes		2,616.02
	2,560.00	Medicomp Rent Proration	2,560.00	
	2,305.21	Wake Forest Pineridge Rent Proration	2,305.21	
	140,000.00	Earnest Money		
		Title/Escrow Charges		
375.00		Closing-Escrow Fee to First American Title Insurance Company National Commercial Services	375.00	
1,800.00		Search and Exam to First American Title Insurance Company National Commercial Services		
2,774.00		Policy-Extended ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services		
3,400.00		Endorsement (O) to First American Title Insurance Company National Commercial Services		
50.00		Estimated Recording Fees -Deed		
		Estimated Recording Fees -Release	50.00	
		Estimated Documentary Transfer Tax	3,800.00	
		Disbursements Paid		
		Miscellaneous Disbursement		
9,317.50		Legal Fees to Patzik, Frank & Samotny Ltd.		
4,250.00		Survey to Cooke Land Survey		
		2015 Taxes to Stokes County Tax Collector	27,239.70	
		2016 Taxes to Stokes County Tax Collector	595.96	
		2016 Taxes to Stokes County Tax Collector	24,611.65	
		2017 Taxes to Stokes County Tax Collector	573.46	
		2017 Taxes to Stokes County Tax Collector	23,288.97	
140,000.00		Earnest Money Return to Coastal Medical Properties, LLC		
	1,919,717.31	Cash (X From) (To) Buyer		
		Cash (X To) (From) Seller	1,817,216.07	
2,064,582.52	2,064,582.52	Totals	1,902,616.02	1,902,616.02

Settlement Statement

Settlement Date: 11/21/2017
Officer: Rogelio Pineda/RP

File No: NCS-865981-CHI2

PLEASE NOTE: A modification of money-transfer or disbursement instructions can be a red flag for Online Banking Fraud and could be a trap for the unwary. Should we knowingly receive such a modification, in the interest of prudence, we may consider it suspect and call a known and trusted phone number to verify its authenticity and accuracy. Your awareness and cooperation in taking appropriate steps to prevent fraud is greatly appreciated.

BUYER(S):

First American Exchange Company as Qualified
Intermediary for Coastal Medical Properties, LLC,
a North Carolina limited liability company

Rich Limb, Exchange Officer

Read and Approved by the Following
Exchangers:

Coastal Medical Properties, LLC, a North Carolina
limited liability company

By: _____

Name: James Mark Vannoy

Title: Member

By: _____

Name: William E. Vannoy

Title: Member

SELLER(S):

Pioneer Health Services of Stokes County,
Inc., a North Carolina corporation

By: K. McNulty
Name: ~~Scott K. Phillips~~ Keely R. McNulty
Title: ~~GRO In-House Counsel~~

Settlement Statement

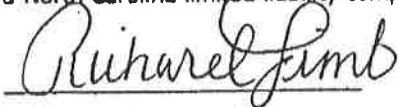
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Intermediary for Coastal Medical Properties, LLC,
a North Carolina limited liability company:



Rich Limb, Exchange Officer

SELLER(S):

Pioneer Health Services of Stokes County,
Inc., a North Carolina corporation

By: _____

Name: Scott K. Phillips
Title: CRO

Read and Approved by the Following
Exchangers:

Coastal Medical Properties, LLC, a North Carolina
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By: _____

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Title: Member

By: _____

Name: William E. Vannoy
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